

ORDINANCE NO. _____

AN ORDINANCE REZONING REGENCY SOUTH SUBDIVISION, BLOCK 1 LOTS 1-14, 30-34, RESERVE TRACT BLOCK 1, AND PRIVATE AND PUBLIC UTILITY ACCESS EASEMENT, COLLEGE STATION, BRAZOS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That the City of College Station Zoning Ordinance #1638, more specifically the Official Zoning Map, be amended as set out in Exhibits "A", "B", "C", and "D" attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

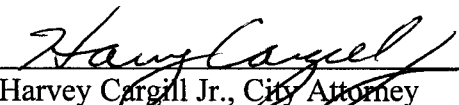
PASSED, ADOPTED and APPROVED this 14th day of December 2000.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:



Harvey Cargill Jr., City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, and part of Zoning Ordinance #1638, is hereby amended as follows:

The following property is rezoned from P.U.D. #2, Planned Unit Development #2, Single Family Residential to PDD-H, Planned Development District-Housing.

4.35 acres being all that certain tract or parcel of land lying and being Block 1, Lots 1-14, 30-34, Reserve Tract Block 1, and Private Access and Public Utility Easement of the Regency South Subdivision, College Station, Brazos County, Texas, and being more particularly described in the attached Exhibit "B" and "C" and shown graphically in Exhibit "D."

Purpose: This district is designed to provide land for detached single family residential development for smaller lot sizes with greater design flexibility.

R1A Zoning District requirements shall be applicable except as specifically modified in the attached standards, Exhibit "C."

**Metes and Bounds Description
of a
4.35 Acre Tract
Regency South Subdivision
Crawford Burnett League
College Station, Brazos County, Texas**

Said tract more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found marking the common corner of Lot 36, Block 16, Southwood Valley Section 3 and Lot 1 of the Regency South subdivision as described in Volume 605, Page 775, said rod also being in the south line of Brothers Blvd;

Thence, N 57° 41' 47" E 170.00' to an iron rod for a corner;
Thence, S 43° 13' 15" E 288.20' to an iron rod for an angle point;
Thence, N 71° 48' 11" E 215.00' to an iron rod for a corner;
Thence, S 18° 11' 49" W 340.76' to an iron rod for a corner;
Thence, N 60° 45' 51" W 220.52' to an angle point;
Thence, N 70° 31' 20" W 141.05' to an angle point;
Thence, N 77° 20' 23" W 171.78' to an iron rod for a corner;
Thence, N 18° 11' 49" E 133.82' to an iron rod for a corner;
Thence, N 40° 41' 52" W 42.42' to an iron rod for a corner;
Thence, N 49° 18' 08" E 119.67' to an iron rod for a corner;
Thence, N 32° 18' 13" W 95' to an iron rod and the

PLACE OF BEGINNING containing 4.35 acres of land more or less.

Attachment A

Regency South

Summary of Proposed Subdivision Regulations
and Zoning District Requirements

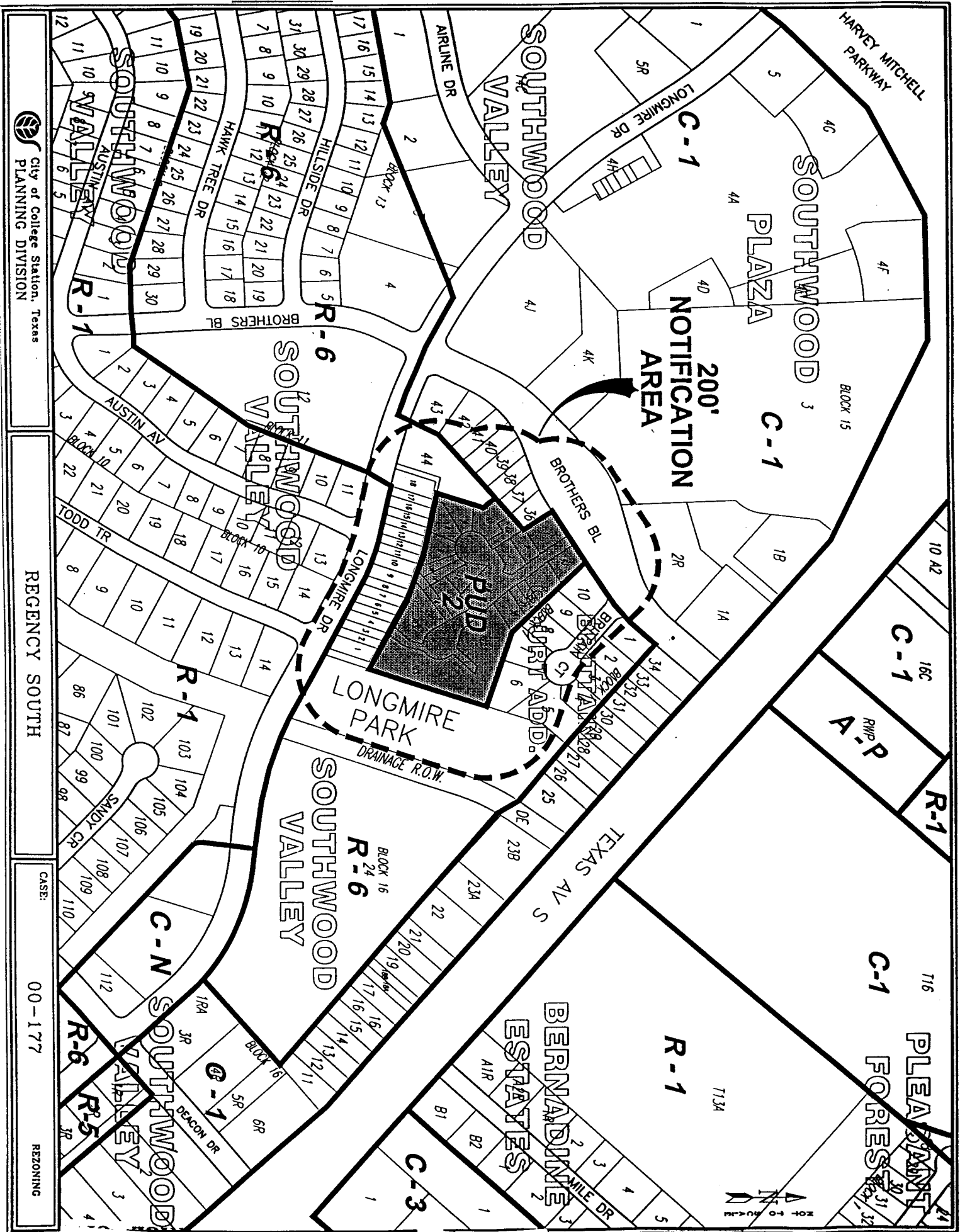
Zoning District R-1A, single family residential, restrictions and regulations will apply for any regulations not expressly modified by the following Planned Development District guidelines.

- Permitted Uses: Single Family Residential
- Lots: Lots will be a minimum of 2000 square feet.* There will be a maximum of 32 lots in the subdivision.
- Square Footage: Each primary structure will be within the range of 1400 to 2500 SF. (Inclusive of the garage and open porch areas.)
- Building Elevations: Will be approved by the Regency South Homeowners Association.
- Building Height: The building height will be a maximum of one story.
- Setbacks: There will be a 10-ft setback from the perimeter of the subdivision.
- Parking: Any lot taking primary vehicular access from the alley adjacent to the Longmire Townhomes will be required to provide four 9ftx20ft parking spaces. **
- Access: The small drive that connects the Regency South private street and the alley adjacent to the Longmire Townhomes shall allow through access for emergencies only.
- Construction Access: Developers for any lot in the Regency South Subdivision shall pursue means of construction access other than the Regency South private drive or the alley adjacent to the Longmire Townhomes, if available, and document that pursuit. If other means are not available, then the accessway used must be repaired to pre-construction conditions or better.

These restrictions will be listed on any subsequent plats in this subdivision.

* This square footage was arrived at because of some of the existing lots in Phase 1.

** Stacking 2 cars behind a 2-car garage will meet the intent of this requirement.



City of College Station, Texas
PLANNING DIVISION

REGENCY SOUTH

CASE:

00-177

REZONING